



**GRASSROOTS**  
REALTY GROUP

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**3 Isbister Avenue  
Swan Hills, Alberta**

**MLS # A2239865**



**\$224,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** SHED

Beautifully Renovated Family Home in the Heart of Swan Hills! Step into this fully updated gem, offering the perfect blend of modern style and functional living. With a spacious and thoughtfully designed floor plan, this home is move-in ready and ideal for families, professionals, or anyone seeking a quieter lifestyle surrounded by nature. As you enter through the generous foyer, you'll find the private primary bedroom just off the entry, complete with an updated 2-piece ensuite. Two additional well-sized bedrooms offer flexibility for kids, guests, a home office, or a flex space—each featuring new carpet, fresh paint, and updated blinds. The main 4-piece bathroom has been stylishly renovated with contemporary finishes, new flooring, and a sleek new tub and tile surround. At the heart of the home is a brand-new kitchen with gleaming stainless steel appliances, abundant white cabinetry, and an open-concept flow into the dining area. The spacious and bright living room offers a great view of the beautifully landscaped front yard—perfect for watching the kids ride their bikes or enjoy the outdoors. Downstairs, the fully developed basement provides endless possibilities. Create a home gym, a kids' playroom, and a cozy media area all in one space. You'll also find a large fourth bedroom and a generous utility/laundry room with a new dryer, furnace, and hot water tank. Step outside to a private, fenced backyard with a 10'x17' deck—great for entertaining or simply relaxing. The massive 10,581 sq ft lot offers plenty of room for outdoor fun, complete with an 8'x12' shed for extra storage and a 12'x21' single attached garage. This home has undergone a complete transformation in the last year—new flooring, paint, kitchen, and bathrooms—leaving you nothing to do but move in and

enjoy. Located in the welcoming community of Swan Hills, this home is close to schools, playgrounds, a swimming pool, skate park, and more. Outdoor enthusiasts will love easy access to trails, crown land, quadding, hunting, and adventure right at your doorstep. Whether you're raising a family or looking to escape the hustle and bustle, this is the home and community you've been waiting for!